

JAN 23 2009

A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that in 2008, the Urban
2 Land Institute Hawaii published the results of a study on
3 affordable housing in Hawaii. The data was not encouraging: in
4 2008, only four per cent of the population could afford to
5 purchase a median priced home with one median salary and only
6 twenty-four per cent could afford such a home with up to two
7 median salaries. In an effort to bring reality to the numbers,
8 the institute asked: How many nurses does it take to purchase a
9 median priced home in Honolulu? 1.3. How many firefighters?
10 2.11. How many civil engineers does it take to rent a three
11 bedroom dwelling in Honolulu? 1.31.

12 The legislature further finds that while these statistics
13 may be recent, the problem of affordable housing in Hawaii is an
14 old one. The problem is further complicated by a number of
15 other factors, including the interdependency of federal, state,
16 and county laws and regulations. Well-intended efforts to
17 streamline a state procedure may have unintended consequences on



1 a related county requirement. As a result, initiatives to fast
2 track and increase the development of affordable housing often
3 fall short.

4 The purpose of this Act is to direct the legislative
5 reference bureau to review the state and county laws related to
6 affordable housing, to identify strategies to strengthen
7 Hawaii's housing laws.

8 SECTION 2. (a) The legislative reference bureau shall
9 review the state and county laws related to affordable housing,
10 in particular chapter 201H, Hawaii Revised Statutes, relating to
11 the Hawaii housing finance and development corporation; chapter
12 356D, Hawaii Revised Statutes, relating to the Hawaii public
13 housing authority; and chapter 46, Hawaii Revised Statutes,
14 relating to county organization and administration, to recommend
15 strategies to strengthen Hawaii's housing laws, including:

- 16 (1) Identifying duplicative or overlapping provisions in
17 current law that may hamper the increased development
18 of affordable housing;
- 19 (2) Reviewing concerns raised regarding proposed
20 amendments to Hawaii's housing laws that were intended
21 to increase the development of affordable housing,



1 which were introduced in the 2008 and 2009 legislative
2 sessions;

3 (3) Reviewing any recommendations made by any legislative
4 task force, financial or management audit, or
5 affordable housing study conducted within the last
6 three years regarding proposed amendments to Hawaii's
7 housing laws that were intended to increase the
8 development of affordable housing; and

9 (4) Determining any other information that may be relevant
10 during the course of the review.

11 (b) The legislative reference bureau shall seek input from
12 as many stakeholders as possible, including government agencies
13 responsible for affordable housing, housing developers,
14 affordable housing advocates, economists, the financial
15 industry, and others as may be required.

16 (c) The legislative reference bureau shall submit a report
17 of its findings, recommendations, and any proposed legislation
18 to the legislature no later than twenty days prior to the
19 convening of the regular session of 2010.

20 SECTION 3. This Act shall take effect upon its approval.

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INTRODUCED BY: Norman Sakemfi



Report Title:

Affordable Housing; LRB Review

Description:

Direct the legislative reference bureau to review the state and county laws related to affordable housing, to identify strategies to strengthen Hawaii's housing laws; requires report to the 2010 legislature.

